

4-2-080 CONDITIONS ASSOCIATED WITH ZONING USE TABLES:

A. SUBJECT TO THE FOLLOWING CONDITIONS:

21. **a. General Requirements:** Allowed only in conjunction with offices, residences, hotels, and convention centers, or research and development facilities.

b. Integration of Uses: The use shall be architecturally and functionally integrated into the development.

38. Only allowed in the Employment Area Valley (EAV) land use designation. See EAV Map in RMC [4-2-080B](#).

78. No freestanding structures permitted unless architecturally and functionally integrated into an overall shopping center or mixed use development.

94. a. Must be located within a mixed use structure.

b. Structured parking required north of N. 8th Street.

114. Any single indoor recreational use on a site shall not exceed a maximum gross floor area of three thousands (3,000) square feet.

115. The use is limited to health clubs/fitness centers/sports clubs, which shall be developed as part of larger office structures. Such uses shall not stand alone and shall not occupy more than twenty five percent (25%) of any one floor of a building whose primary use is office.